NRA GROUP
COMPLETE LIVING SOLUTIONS
The Valley
Luxurious Resort Living
PENUKONDA
"A luxury that is an investment"

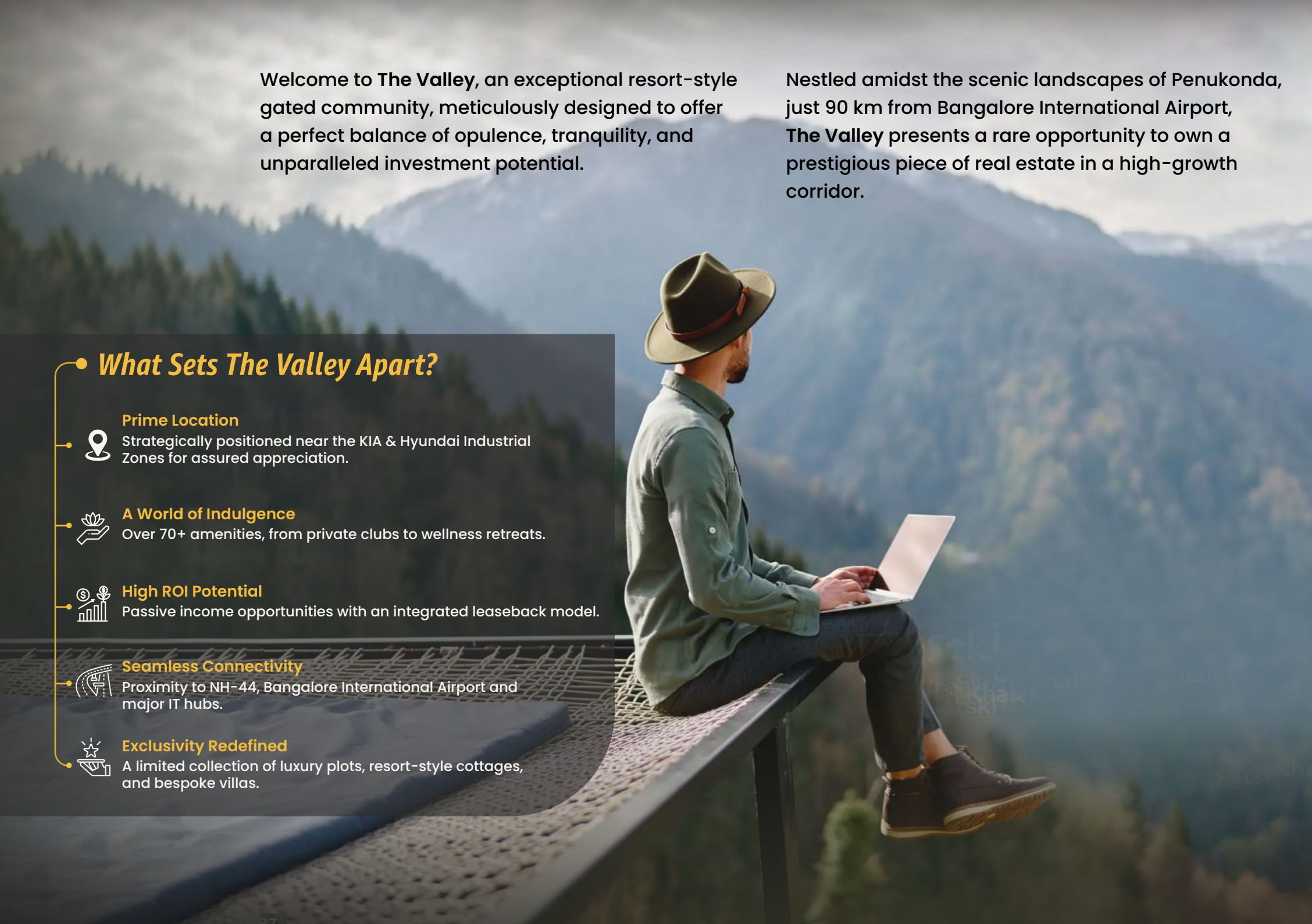
The Valley

A Symphony of Luxury, Serenity and Investment Excellence

A World-Class Resort-Style Living & High-Yield Investment Opportunity Brought to You by **VINRA GROUP.**

Welcome to **The Valley**, an exceptional resort-style gated community, meticulously designed to offer a perfect balance of opulence, tranquility, and unparalleled investment potential.

Nestled amidst the scenic landscapes of Penukonda, just 90 km from Bangalore International Airport, **The Valley** presents a rare opportunity to own a prestigious piece of real estate in a high-growth corridor.



What Sets The Valley Apart?

Prime Location
Strategically positioned near the KIA & Hyundai Industrial Zones for assured appreciation.

A World of Indulgence
Over 70+ amenities, from private clubs to wellness retreats.

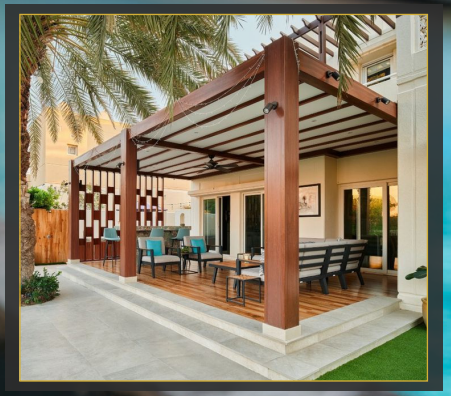
High ROI Potential
Passive income opportunities with an integrated leaseback model.

Seamless Connectivity
Proximity to NH-44, Bangalore International Airport and major IT hubs.

Exclusivity Redefined
A limited collection of luxury plots, resort-style cottages, and bespoke villas.

70+ Amenities

Essential Living Amenities - Comfort, security, and everyday convenience.



INDOOR AMENITIES

- TABLE TENNIS &
- FOOSBALL
- GYM & FITNESS CENTER
- MINI MOVIE THEATRE
- KARAOKE & MUSIC ROOMS
- BADMINTON COURT
- SPA
- BANQUET HALL
- CARD & BOARD GAME LOUNGE
- VIRTUAL REALITY
- ARCADE GAMES
- BILLIARDS & SNOOKER
- LOUNGE

OUTDOOR AMENITIES

- AMPHITHEATRE
- KIDS POOL
- MINI GOLF
- OPEN GYM AREA
- SWIMMING POOL
- CRICKET NET
- TENNIS COURT
- OPEN GYM AREA
- PET PLAY AREA
- SWIMMING POOL
- BASKETBALL COURT

RECREATIONAL & ADVENTURE ACTIVITIES

- CAMPING ZONE
- ACTIVITY SHACK
- BIRD OF PARADISE
- ROCK CLIMBING WALL
- GIANT GARDEN
- GLOW IN THE DARK
- WALKWAY

WALKING & ECO-FRIENDLY FEATURES

- WALKING TRACKS
- ECO-FRIENDLY DESIGN
- ZEN GARDEN
- ORGANIC FARMING AREA

Signature Resort Luxuries

Luxury, leisure, and adventure await

SECURITY & INFRASTRUCTURE

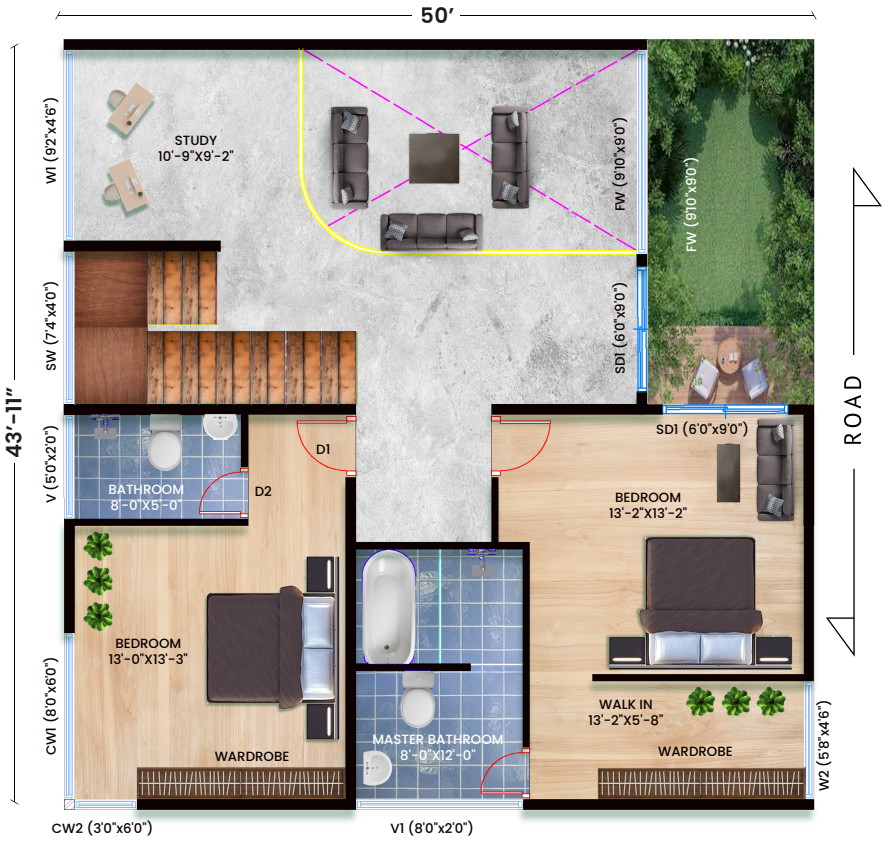
- DRIVEWAY
- ENTRY/EXIT
- SECURITY CABIN
- PARKING AREA
- FIRE RESISTANT DOORS WITH FIRE EXTINGUISHER
- RAINWATER HARVESTING
- SOLAR ENERGY UTILIZATION
- GENERATOR & POWER BACKUP

DINING & RESORT

- DINING AREA
- RESTAURANT
- BAR LOUNGE
- CAFÉ
- BANQUET HALL CAPACITY | 2500 PAC.
- KITCHEN & STORAGE
- GREEN ROOMS (BRIDAL/GROOM)
- GRAND ENTRANCE & EXIT DRIVEWAY

50’ x 44’ – PROPOSED **VILLA 1** PLAN @ PENUKONDA

GROUND FLOOR PLAN



FIRST FLOOR PLAN

SITE AREA: **2200 SQFT** | BUILT UP AREA: **2807 SQFT**

VILLA 1

33’ x 50’ – PROPOSED **VILLA 2** PLAN @ PENUKONDA

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE AREA:
1650 SQFT

BUILT UP AREA:
2220 SQFT

VILLA 2

33’ x 50’ – PROPOSED **VILLA 3** PLAN @ PENUKONDA

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE AREA:
1650 SQFT

BUILT UP AREA:
2205 SQFT

VILLA 3

The Valley

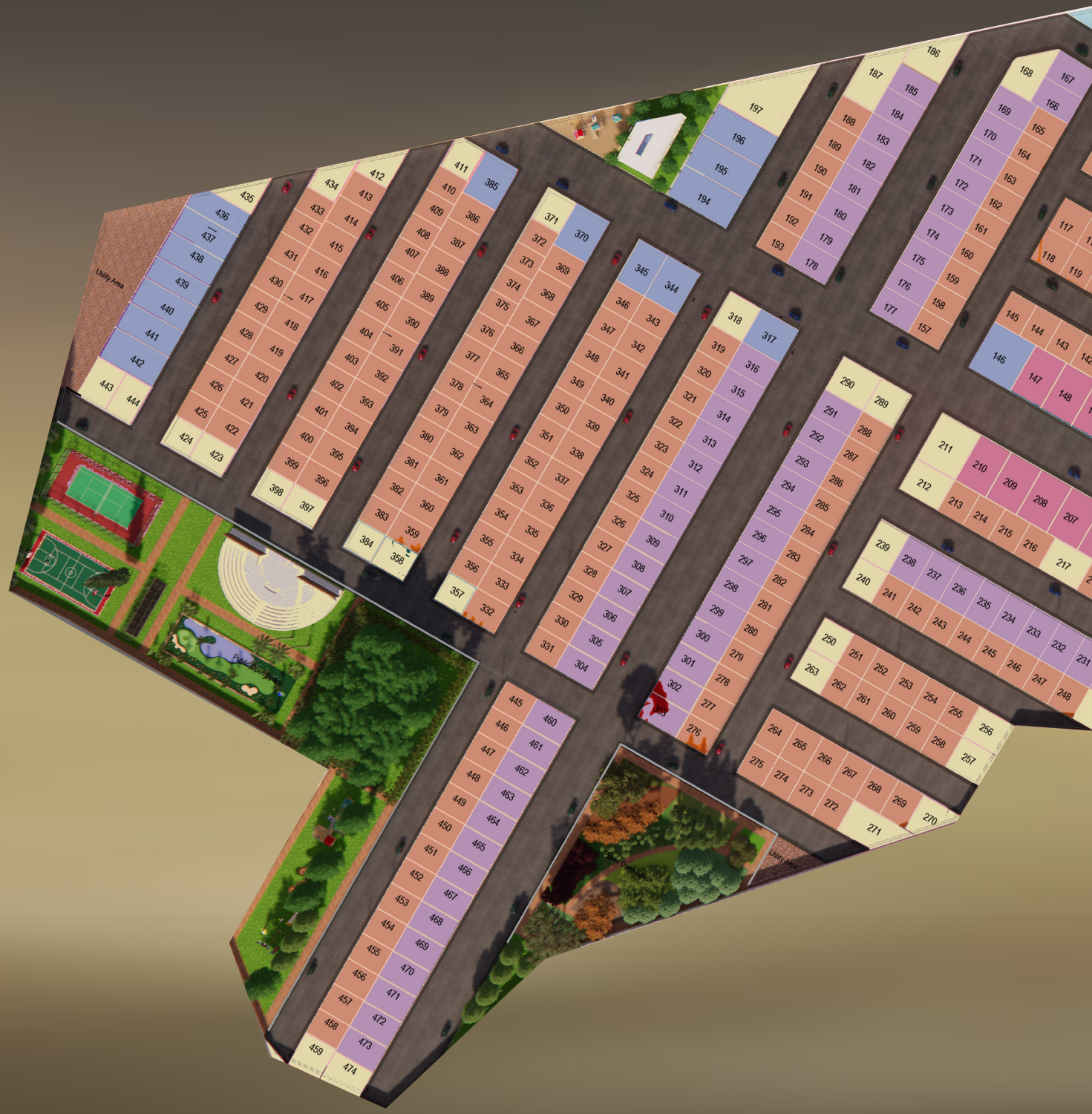
Luxurious Resort Living

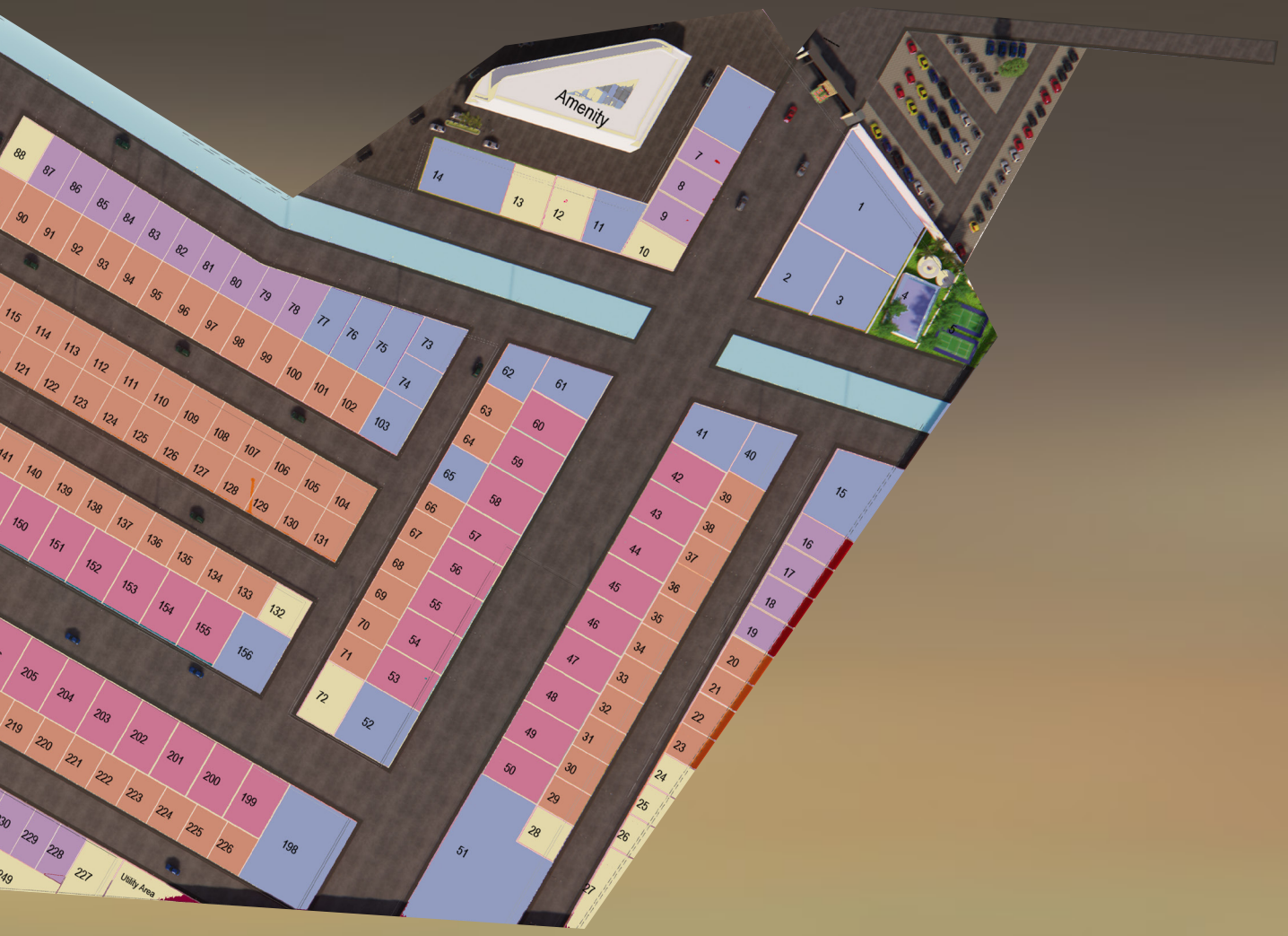
PENUKONDA

by VINRA

MASTER PLAN
THE BLUEPRINT OF LUXURY

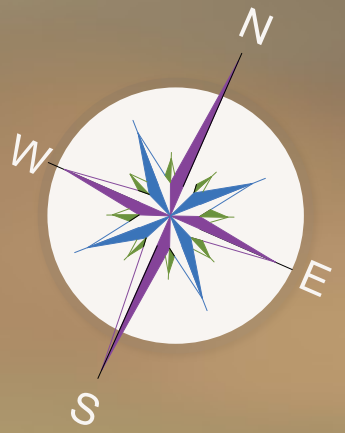
Spread across 40 acres of curated elegance, The Valley is a vibrant blend of open green spaces, active zones, & premium living. Every corner is designed to inspire—from lush landscapes to leisure hubs—offering a lifestyle that's immersive, energizing, and truly elevated.





VNRA GROUP

COMPLETE LIVING SOLUTIONS



ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY
AP RERA
REGISTERED NUMBER
P12520091079

DIRECTORATE OF TOWN AND COUNTRY PLANNING
DTCP APPROVED

AHUDA
APPROVED
LAYOUT

33’ x 40’ – PROPOSED **COTTAGE 1** PLAN @ PENUKONDA

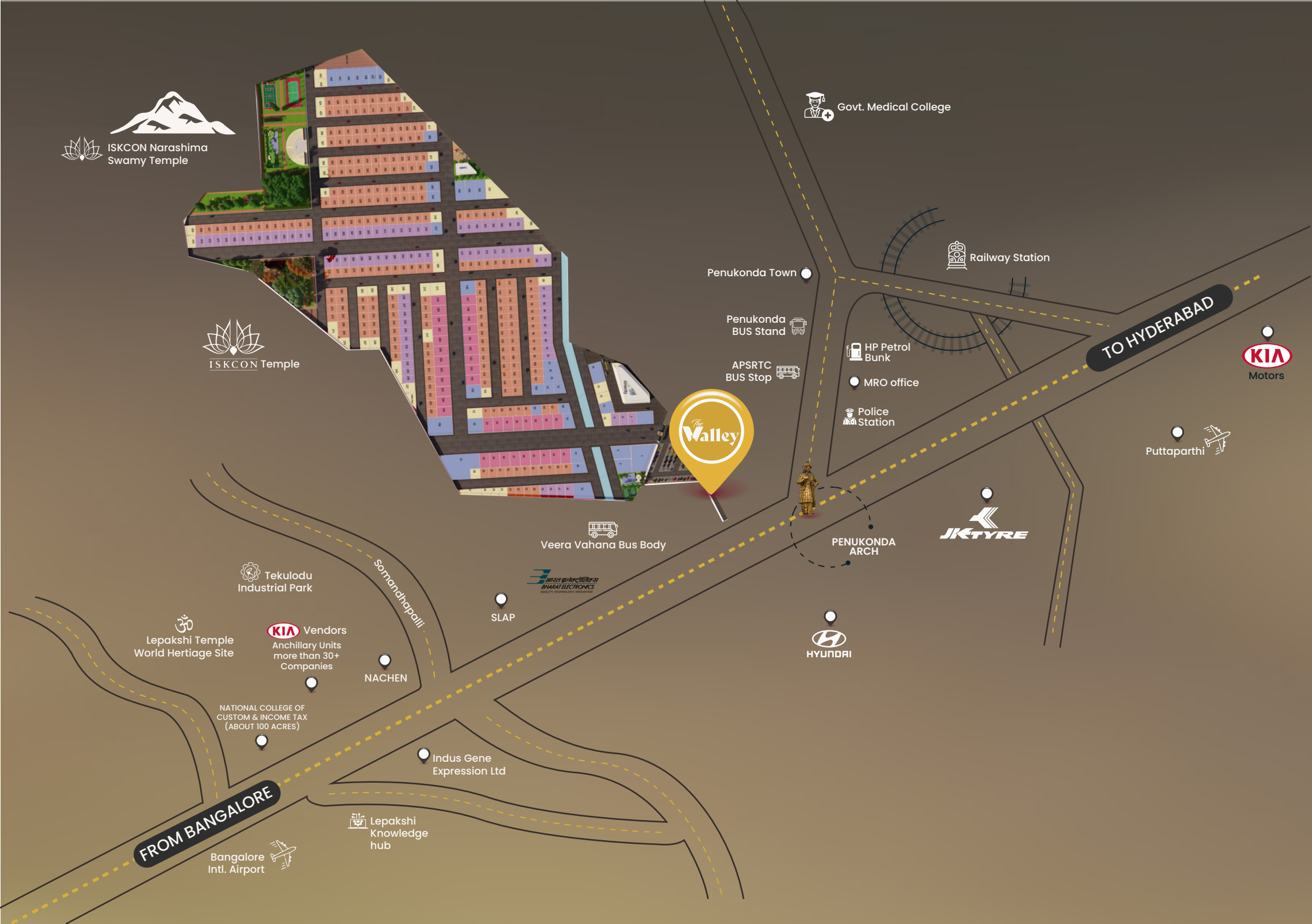
SITE AREA: **1320 SQFT** | BUILT UP AREA: **640 SQFT**

COTTAGE 1

33′ x 40′ – PROPOSED **COTTAGE 2** PLAN @ PENUKONDA

SITE AREA: **1320 SQFT** | BUILT UP AREA: **615 SQFT**

COTTAGE 2


ISKCON Narashima Swamy Temple
ISKCON Temple
Govt. Medical College
Railway Station
Penukonda Town
Penukonda BUS Stand
APSRTC BUS Stop
HP Petrol Bunk
MRO office
Police Station
TO HYDERABAD
KIA Motors
Puttaparthi
The Valley
Veera Vahana Bus Body
PENUKONDA ARCH
JK TYRE
HYUNDAI
SLAP
Somandhapalli
Tekulodu Industrial Park
Lepakshi Temple World Hertiage Site
KIA Vendors
Anchillary Units more than 30+ Companies
NACHEN
NATIONAL COLLEGE OF CUSTOM & INCOME TAX (ABOUT 100 ACRES)
Indus Gene Expression Ltd
Lepakshi Knowledge hub
FROM BANGALORE
Bangalore Intl. Airport

The Valley | Located in the center of Residential & Industrial Hub

Kempegowda International Airport, Bengaluru.

Approx **50**min

Investment Potential & ROI Model

The Valley

- Luxury with Legacy – An Asset That Grows with Time
- Earn Passive Income with hassle-free property leasing
- Exceptional Capital Appreciation in a high-demand region

The Valley | Detailed Specifications: Villa and Cottage

VILLA 1

SBA : 2807
Construction cost : ₹8500000

STRUCTURE & CIVIL WORK	• Steel: 500/550 Grade TMT bars (Sunvik/Meenakshi/Bhuwalka/ Kamadhenu or Equivalent) • Cement: Grade 43 & 53 (Birla Shakti, Dalmia, Penna or Equivalent) • Solid Block Walls – 6" & 4" Thickness • Concrete – M20 Grade RMC • Ceiling Height – 10 Feet (FF to FF) • Compound wall included • Setback and ancillaries included • Recharge pit 3000 lts included • Drain cover included
KITCHEN	• Dado Tiles 2ft height above countertop (Upto ₹50/sq.ft) • ISI Mark SS Sink + Faucet (Upto ₹6,000) • Granite Countertop (Upto ₹120/sq.ft)
BATHROOM	• Bathroom Wall Tiles (Upto ₹50/sq.ft, upto 7ft height) • Antiskid Floor Tiles (Upto ₹50/sq.ft) • Sanitary Fittings - ISI Mark upto ₹36,000 per 1000 sqft (Jaquar/Cera/Hindware or Equivalent) • Bath tub - 1 no - Upto - ₹70000 Dinning area wash basin - 1 no - Upto - ₹3000 • Utility - Sink and granite counter Upto - ₹10000
FLOORING	• Vitrified Tiles (Living/Bedrooms) Upto ₹70/sq.ft • Open Area Antiskid Tiles Upto ₹50/sq.ft • Staircase Granite Upto ₹100/sq.ft • Parking Antiskid Tiles Upto ₹40/sq.ft
DOORS AND WINDOWS	• Main Door: Teak Wood, ₹50,000 per door (Frame 5"x3") • Internal Doors: Sal Wood Frame + Flus Shutter (₹8,000 per door) • Bathroom Doors: Frame & Shutter (₹7,000 per door) • Windows: UPVC with MS Grill, 5mm • Clear Glass- As per Architect
PAINTING	• Internal Walls & Ceiling: Putty + Primer + Tractor Emulsion (Asian/Berger or Equivalent) • External Walls: Primer + ACE Weatherproof Paint (Asian/Berger or Equivalent)
PLUMBING	CPVC & PVC Pipes (Astral or Equivalent)
ELECTRICAL	• Wires: Finolex or Equivalent • Switches & Sockets: Havells or Equivalent • UPS Provision Included • Solar Provision Included
OPENINGS & FABRICATION	• Doors & Windows Opening- As per Architect • External Staircase & Balcony Railings: Mild Steel • Internal Staircase Railings: Mild Steel • MS Gate: Included • MS stand for OHT included
WATER STORAGE	• Overhead Tank: 1,500 Litres • Underground Sump: 7,000 Litres
WATER-PROOFING	Waterproofing: Dr.Fixit or Fosroc
ELEVATION	Elevation: As per Design
WARRANTY	Structural Warranty: 10 Years

VILLA 2

SBA : 2220
Construction cost : ₹6500000

STRUCTURE & CIVIL WORK	• Steel: 500/550 Grade TMT bars (Sunvik/Meenakshi/Bhuwalka/ Kamadhenu or Equivalent) • Cement: Grade 43 & 53 (Birla Shakti, Dalmia, Penna or Equivalent) • Solid Block Walls – 6" & 4" Thickness • Concrete – M20 Grade RMC • Ceiling Height – 10 Feet (FF to FF) • Compound wall included • Setback and ancillaries included • Recharge pit 3000 lts included • Drain cover included
KITCHEN	• Dado Tiles 2ft height above countertop (Upto ₹50/sq.ft) • ISI Mark SS Sink + Faucet (Upto ₹6,000) • Granite Countertop (Upto ₹120/sq.ft)
BATHROOM	• Bathroom Wall Tiles (Upto ₹50/sq.ft, upto 7ft height) • Antiskid Floor Tiles (Upto ₹50/sq.ft) • Sanitary Fittings - ISI Mark upto ₹36,000 per 1000 sqft (Jaquar/Cera/Hindware or Equivalent) • Dinning area wash basin - 1 no - Upto - ₹3000 • Utility - Sink and granite counter Upto - ₹10000
FLOORING	• Vitrified Tiles (Living/Bedrooms) Upto ₹70/sq.ft • Open Area Antiskid Tiles Upto ₹50/sq.ft • Staircase Granite Upto ₹100/sq.ft • Parking Antiskid Tiles Upto ₹40/sq.ft
DOORS AND WINDOWS	• Vitrified Tiles (Living/Bedrooms) Upto ₹70/sq.ft • Open Area Antiskid Tiles Upto ₹50/sq.ft Staircase Granite Upto ₹100/sq.ft • Parking Antiskid Tiles Upto ₹40/sq.ft
PAINTING	• Internal Walls & Ceiling: Putty + Primer + Tractor Emulsion (Asian/Berger or Equivalent) • External Walls: Primer + ACE Weatherproof Paint (Asian/Berger or Equivalent)
PLUMBING	CPVC & PVC Pipes (Astral or Equivalent)
ELECTRICAL	• Wires: Finolex or Equivalent • Switches & Sockets: Havells or Equivalent • UPS Provision Included • Solar Provision Included
OPENINGS & FABRICATION	• Doors & Windows Opening- As perArchitect • External Staircase & Balcony Railings: Mild Steel • Internal Staircase Railings: Mild Steel • MS Gate: Included • MS stand for OHT included
WATER STORAGE	• Overhead Tank: 1,500 Litres • Underground Sump: 7,000 Litres
WATER-PROOFING	Waterproofing: Dr.Fixit or Fosroc
ELEVATION	Elevation: As per Design
WARRANTY	Structural Warranty: 10 Years

VILLA 3

SBA : 2205
Construction cost : ₹6500000

STRUCTURE & CIVIL WORK	• Steel: 500/550 Grade TMT bars (Sunvik/Meenakshi/Bhuwalka/ Kamadhenu or Equivalent) • Cement: Grade 43 & 53 (Birla Shakti, Dalmia, Penna or Equivalent) • Solid Block Walls – 6" & 4" Thickness • Concrete – M20 Grade RMC • Ceiling Height – 10 Feet (FF to FF) • Compound wall included • Setback and ancillaries included • Recharge pit 3000 lts included • Drain cover included
KITCHEN	• Dado Tiles 2ft height above countertop (Upto ₹50/sq.ft) • ISI Mark SS Sink + Faucet (Upto ₹6,000) • Granite Countertop (Upto ₹120/sq.ft)
BATHROOM	• Bathroom Wall Tiles (Upto ₹50/sq.ft, upto 7ft height) • Antiskid Floor Tiles (Upto ₹50/sq.ft) • Sanitary Fittings - ISI Mark upto ₹36,000 per 1000 sqft (Jaquar/Cera/Hindware or Equivalent) • Dinning area wash basin - 1 no - Upto - ₹3000 • Utility - Sink and granite counter Upto - ₹10000
FLOORING	• Vitrified Tiles (Living/Bedrooms) Upto ₹70/sq.ft • Open Area Antiskid Tiles Upto ₹50/sq.ft • Staircase Granite Upto ₹100/sq.ft • Parking Antiskid Tiles Upto ₹40/sq.ft
DOORS AND WINDOWS	• Main Door: Teak Wood, ₹50,000 per door (Frame 5"x3") • Internal Doors: Sal Wood Frame + Flush Shutter (₹8,000 per door) • Bathroom Doors: Frame & Shutter (₹7,000 per door) • Windows: UPVC with MS Grill, 5mm Clear Glass - As per Architect
PAINTING	• Internal Walls & Ceiling: Putty + Primer + Tractor Emulsion (Asian/Berger or Equivalent) • External Walls: Primer + ACE Weatherproof Paint (Asian/Berger or Equivalent)
PLUMBING	CPVC & PVC Pipes (Astral or Equivalent)
ELECTRICAL	• Wires: Finolex or Equivalent • Switches & Sockets: Havells or Equivalent • UPS Provision Included • Solar Provision Included
OPENINGS & FABRICATION	• Doors & Windows Opening- As perArchitect • External Staircase & Balcony Railings: Mild Steel • Internal Staircase Railings: Mild Steel • MS Gate: Included • MS stand for OHT included
WATER STORAGE	• Overhead Tank: 1,500 Litres • Underground Sump: 7,000 Litres
WATER-PROOFING	Waterproofing: Dr.Fixit or Fosroc
ELEVATION	Elevation: As per Design
WARRANTY	Structural Warranty: 10 Years

COTTAGE 1

SBA : 640
Construction cost : ₹2600000

STRUCTURE & CIVIL WORK	• Steel: 500/550 Grade TMT bars (Sunvik/Meenakshi/Bhuwalka/ Kamadhenu or Equivalent) • Cement: Grade 43 & 53 (Birla Shakti, Dalmia, Penna or Equivalent) • Solid Block Walls – 6" & 4" Thickness • Concrete – M20 Grade RMC • Ceiling Height – 10 Feet (FF to FF) • Setback and ancillaries included • Recharge pit 3000 lts included • Drain cover included
KITCHEN	• Dado Tiles 2ft height above countertop (Upto ₹50/sq.ft) • ISI Mark SS Sink + Faucet (Upto ₹6,000) • Granite Countertop (Upto ₹120/sq.ft)
BATHROOM	• Bathroom Wall Tiles (Upto ₹50/sq.ft, upto 7ft height) • Antiskid Floor Tiles (Upto ₹50/sq.ft) • Sanitary Fittings - ISI Mark upto ₹36,000 per 1000 sqft (Jaquar/Cera/Hindware or Equivalent) • Bath tub - 1 no - Upto - ₹70000 • Dinning area wash basin 1 no - Upto - ₹3000
FLOORING	• Vitrified Tiles (Living/Bedrooms) Upto ₹70/sq.ft • Open Area Antiskid Tiles Upto ₹50/sq.ft • Staircase Granite Upto ₹100/sq.ft • Parking Antiskid Tiles Upto ₹40/sq.ft
DOORS AND WINDOWS	• Main Door: Teak Wood, ₹50,000 per door (Frame 5"x3") • Internal Doors: Sal Wood Frame + Flush Shutter (₹8,000 per door) • Bathroom Doors: Frame & Shutter (₹7,000 per door) • Windows: UPVC with MS Grill, 5mm Clear Glass - As per Architect
PAINTING	• Internal Walls & Ceiling: Putty + Primer + Tractor Emulsion (Asian/Berger or Equivalent) • External Walls: Primer + ACE Weatherproof Paint (Asian/Berger or Equivalent)
PLUMBING	CPVC & PVC Pipes (Astral or Equivalent)
ELECTRICAL	• Wires: Finolex or Equivalent • Switches & Sockets: Havells or Equivalent • UPS Provision Included • Solar Provision Included
OPENINGS & FABRICATION	• Doors & Windows Opening- As perArchitect • External Staircase & Balcony Railings: Mild Steel • Internal Staircase Railings: Mild Steel • MS Gate: Included • MS stand for OHT included
WATER STORAGE	• Overhead Tank: 1,500 Litres • Underground Sump: 7,000 Litres
WATER-PROOFING	Waterproofing: Dr.Fixit or Fosroc
ELEVATION	Elevation: As per Design
WARRANTY	Structural Warranty: 10 Years

COTTAGE 2

SBA : 615
Construction cost : ₹2600000

STRUCTURE & CIVIL WORK	• Steel: 500/550 Grade TMT bars (Sunvik/Meenakshi/Bhuwalka/ Kamadhenu or Equivalent) • Cement: Grade 43 & 53 (Birla Shakti, Dalmia, Penna or Equivalent) • Solid Block Walls – 6" & 4" Thickness • Concrete – M20 Grade RMC • Ceiling Height – 10 Feet (FF to FF) • Setback and ancillaries included • Recharge pit 3000 lts included • Drain cover included
KITCHEN	• Dado Tiles 2ft height above countertop (Upto ₹50/sq.ft) • ISI Mark SS Sink + Faucet (Upto ₹6,000) • Granite Countertop (Upto ₹120/sq.ft)
BATHROOM	• Bathroom Wall Tiles (Upto ₹50/sq.ft, upto 7ft height) • Antiskid Floor Tiles (Upto ₹50/sq.ft) • Sanitary Fittings - ISI Mark upto ₹36,000 per 1000 sqft (Jaquar/Cera/Hindware or Equivalent) • Bath tub - 1 no - Upto - ₹70000 • Dinning area wash basin 1 no - Upto - ₹3000 • Utility - Sink and granite counter Upto - ₹10000
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WATER-PROOFING	Waterproofing: Dr.Fixit or Fosroc
ELEVATION	Elevation: As per Design
WARRANTY	Structural Warranty: 10 Years

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Luxurious Resort Living
PENUKONDA
by VINRA
What If Home Felt Like a Holiday—Every Day?
A lifestyle destination is taking shape.
It's not just a home—it's a resort experience.

ABOUT US

VINRA GROUP
COMPLETE LIVING SOLUTIONS

Vinra Group is a pioneering organization with a legacy of over two decades of proven expertise. We are dedicated to providing comprehensive solutions across various sectors spanning.

Real Estate Development, Construction, Interior Design, Investment Advisory, Property Management, Hospitality and Indigenous Raw Commodities.

Our journey is marked by a steadfast commitment to our core values: Integrity, Excellence, Innovation, and Sustainability.

VINRA GROUP

COMPLETE LIVING SOLUTIONS

The Valley

Luxurious Resort Living

PENUKONDA

VINRA GROUP

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